

FREEHOLD



House - Townhouse

# CUFFLING DRIVE LEICESTER LE3 6PD

## PRICE: £135,000

### FEATURES

- Upgrading Works Required
- Terraced Property
- Garage
- Ideal Investment Opportunity
- Freehold
- Three Bedrooms
- Rear Garden
- Braunstone Frith
- Lounge / Kitchen / Three Bedrooms / Bathroom
- No Chain



 **SETHS**

# 3 Bedroom House - Townhouse located in Leicester

\*\*\* UPGRADING WORKS REQUIRED 3 BEDROOM PROPERTY - NO CHAIN \*\*\*

This 3-bedroom terraced house on Cuffling Drive presents an excellent opportunity for renovation. Featuring a porch, lounge, and kitchen/diner on the ground floor, the property requires modernisation throughout.

Upstairs, three bedrooms and a bathroom await. additionally, a garage adds convenience and storage space.

To Arrange A Viewing Please Call Seths Estate Agents - 0116 266 9977



Call us on

0116 266 9977


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Council Tax Band

A

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

